The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship

specified below is for a specific property described as:	or re	real
estate which substantially meets the following requirements:	Oi	rear
<u> </u>		
Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, d ratified by Tenant.	irecte	d, or
CHECK ONE BOX ONLY:		
Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. I one individual is so designated, then references in this document to Broker shall include all persons so including substitute or additional brokers. The brokerage relationship exists only with Broker and does not exemploying broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who designated.	desig xtend	gnated to the

	erage firm with only one licensed natural person, then any ensed natural person and brokerage firm who shall serve as
CHECK ONE BOX ONLY:	
☐ Customer. Broker is the landlord's agent and Tenant is	s a customer. Broker is <u>not</u> the agent of Tenant.
Broker, as landlord's agent, intends to perform the following \square Show a property \square Prepare and Convey written offers,	
	kerage for Other Properties. When Broker is the landlord's dlord's agent, Broker is a transaction-broker assisting in the
☐ Transaction-Brokerage Only. Broker is a transaction Tenant.	n-broker assisting in the transaction. Broker is <u>not</u> the agent of
	to Broker's disclosure of Tenant's confidential information to er supervision, provided such supervising broker or designee Tenant, or use such information to the detriment of Tenant.
THIS IS NOT A CONTRACT.	
If this is a residential transaction, the following provision sha	ll apply:
MEGAN'S LAW. If the presence of a registered sex offer Tenant must contact local law enforcement officials regarding	der is a matter of concern to Tenant, Tenant understands that g obtaining such information.
TENANT ACKNOWLEDGMENT:	
Tenant acknowledges receipt of this document on	
Tenant	Tenant
Tenant	Tenant
BROKER ACKNOWLEDGMENT:	
On, Broker provided	(Tenant)
with this document via	and retained a copy for Broker's records.
Brokerage Firm's Name:	
Dualcan	
Broker	